



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## LISTING INFORMATION PACKAGE



**29 69th Street North, Wasaga Beach**



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LOCATIONS **NORTH**



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# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## Quick Facts

### 29 69th Street North, Wasaga Beach

- Highly sought after West End Wasaga & North of Mosley for easy beach access
- Located just a short three minute walk from the sandy shores of the quiet Wasaga Beach Area 6 outskirts for relaxing and swimming
- Located just 25 minutes from Blue Mountain Village and minutes to the shops, restaurants and theatres of Collingwood
- Loaded with over \$200,000.00 of upgrades including a new kitchen, bathrooms, high end Magic windows & window coverings, composite decking with glass railing, steel roofing and so much more
- Back yard bunkie for guests or a hobby area
- 2 bedrooms
- 2 baths
- 1 car double deep garage, with room for a workshop, has inside entry to the mudroom room
- Costco coming soon is just minutes away



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### Property Client Full

## 29 69th Street N, Wasaga Beach, Ontario L9Z 1T9

Listing

**29 69th St N Wasaga Beach**  
**Active / Residential Freehold / Detached**

**MLS®#: S13230756**  
**List Price: \$799,000**

**New Listing**

#### Simcoe/Wasaga Beach/Wasaga Beach



Tax Amt/Yr: **\$2,992.42/2025** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
Legal Desc: **LT 77 PL 859 NOTTAWASAGA; PT LT 76 PL 859 NOTTAWASAGA PT 2, 51R12892; WASAGA BEACH**

Style: **Bungalow** Rooms Rooms+: **9+0**  
Fractional Ownership: **No** BR BR+: **2(2+0)**  
Assignment: **No** Baths (F+H): **2(1+1)**  
Link: **No** SF Range: **1100-1500**  
Storeys: **1.0** SF Source: **Other**  
Lot Irreg: Lot Acres: **< 0.50**  
Lot Front: **60.04** Fronting On: **E**  
Lot Depth: **102.02** Builder Name:  
Lot Size Code: **Feet**  
Zoning: **R1**  
Dir/Cross St: **Mosley Street & 69th Street North**

PIN #: **583100077**  
Holdover: **0**  
Possession: **Flexible**

ARN #: **436401001373700**  
Possession Date:

Contact After Exp: **No**  
Survey Year/Type: **None**

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat:	<b>1 (1+0)</b> <b>Yes</b> <b>Yes/Crawl Space</b> <b>Yes</b> <b>Freestanding, Living Room, Natural Gas</b>	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: Pool: Room Size: Rural Services: Security Feat:	<b>Vinyl Siding</b> <b>Yes</b> <b>Attached Garage/1.0</b> <b>2.00</b> <b>3.00</b> <b>None</b> <b>Carbon Monoxide Detectors, Smoke Detector</b>	Utilities:  Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized:	<b>Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal</b>          <b>Sewer Unknown</b>   <b>Fully</b>
Interior Feat:	<b>Auto Garage Door Remote, On Demand Water Heater, Primary Bedroom - Main Floor, Water Softener</b>				
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: POTL/Mnth Fee: Laundry Lev: Property Feat:	<b>Private Double Heat Pump Electric, Gas Yes/Wall Unit No 51-99 No Main Beach, Library, Place of Worship, Rec Centre, Skiing, Fenced Yard</b>				
Exterior Feat:	<b>Deck, Landscaped, Patio, Porch, Recreational Area, Year Round Living</b>				
Roof: Foundation: Topography: Soil Type:	<b>Metal Concrete Block Flat</b>				
Waterfront Y/N: Water Struct: Under Contract: View:	<b>No</b>	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	<b>Rectangular</b>	Island YN:  HST App To SP: <b>Included In</b> Lot Size Source: <b>MPAC</b>	

#### Remarks/Directions

Client Rmks: **Just in time for summer, this beautifully renovated Wasaga Beach bungalow offers the perfect blend of relaxed cottage charm and move-in ready comfort. Set on a quiet street with the nostalgic feel of traditional beach cottages, its true superpower is the two-minute walk to one of the most peaceful and pristine stretches of Georgian Bay sand. With no public parking nearby to draw the busy beach crowds, this is the kind of location where summer feels easy, quiet, and wonderfully close to the water. Inside, the home has been fully renovated over the past five years with care and style. Updates include a new kitchen and bathrooms, high-end Magic windows and doors, a metal roof, updated flooring, heat pump, and more. The bright white kitchen features quartz countertops and south and west-facing awning windows that fill the space with natural light, complete with retractable sun shades. The adjoining dining area offers built-in pantry and storage space, while the living room is warm and inviting with a cozy gas fireplace and luxurious sliding doors leading out to the deck. Outdoor living is just as appealing, with composite decking**

and a covered backyard area reinforced to accommodate a future hot tub. The fully finished double-door bunkie adds flexible bonus space for storage, hobbies, or extra summer guests. Two bedrooms, a new connecting bathroom, separate powder room, mudroom, foyer, laundry area, and an extra-long garage complete this smart and functional beachside retreat.

Inclusions: Refrigerator, stove, over the range microwave, dishwasher, washer, dryer, window coverings, electric light fixtures and ceiling fans, two (2) TV mounting brackets (living & family rooms)

Listing Contracted With: **Royal LePage Locations North 705-445-5520**

Prepared By: **KAREN E WILLISON, REALTOR Salesperson**

Date Prepared: **06/03/2026**

Rooms

**MLS®#: S13230756**

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	1.85 M X 2.88 M	6.06 Ft x 9.44 Ft		Closet, Skylight, Vinyl Floor
Kitchen	Main	2.68 M X 3.04 M	8.79 Ft x 9.97 Ft		Pot Lights, Vinyl Floor, Quartz Counter
Dining Room	Main	4.69 M X 2.85 M	15.38 Ft x 9.35 Ft		Pot Lights, Vinyl Floor
Living Room	Main	4.35 M X 7.34 M	14.27 Ft x 24.08 Ft		Gas Fireplace, Vinyl Floor, W/O To Deck
Family Room	Main	2.27 M X 3.86 M	7.44 Ft x 12.66 Ft		Vinyl Floor
Primary Bedroom	Main	3.26 M X 3.17 M	10.69 Ft x 10.40 Ft		Closet, Semi Ensuite, Vinyl Floor
Bedroom	Main	3.26 M X 2.19 M	10.69 Ft x 7.18 Ft		Closet, Semi Ensuite, Vinyl Floor
Mudroom	Main	2.5 M X 3.39 M	8.20 Ft x 11.12 Ft		Access To Garage, Combined w/Laundry, Skylight
Bathroom	Main			2	
Bathroom	Main			4	

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COLLABORATIVE  
REAL ESTATE

**Expense/Utility/House Details**

**29 69th Street North, Wasaga Beach**

**House Details**

Item	Year	Notes
Year Home was Built	1954	Source: GeoWarehouse
Windows		Magic Window System - 40 Year Transferable Warranty
Roof	2022	Metal (Steel) - 50 Year Transferable Warranty
Heat Pump (Heating & Cooling)		Mitsubishi Electric
Water Softener System		
Tankless Water Heater		Navien

**Fees and Utility Costs**

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,992.42	Town of Wasaga Beach
Insurance Premium	\$962.28	
Gas	\$538.03	Enbridge Gas
Hydro	\$1,573.65	Wasaga Distribution Inc.
Water/Sewer	\$545.69	Town of Wasaga Beach
Internet/Cable Provider		Rogers
Snow Removal	\$450.00	

## Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	LG / LFC2426S /06	2021 / Extended warranty until June 2027
Dishwasher	LG / LDT7808SS	2021 / Extended warranty until June 2027
Stove/Oven	LG /	2021 / Extended warranty until June 2027
Microwave	Whirlpool / YWML55011HS08	2021
Washer	LG ThinQ / WM4100HBA	Extended warranty until June 2026
Dryer	LG ThinQ / DLEX4200B	Extended warranty until June 2026

## Additions/Upgrades

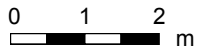
Item	Year	Details/Notes
New Deck Railing	2023	
Vinyl Flooring Throughout	2023	
Front Interlocking Patio	2023	
Built-in Cabinets - Primary Bedroom	2023	

## Additional Notes:

Plug for Generator on South side of house
Rental Equipment - None

# 29 69th St N, Wasaga Beach, ON

Main Floor Exterior Area 119.61 m<sup>2</sup>  
Interior Area 107.64 m<sup>2</sup>  
Excluded Area 45.26 m<sup>2</sup>



PREPARED: 2026/03/17



# 29 69th St N, Wasaga Beach, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 1.21m x 1.52m | 1.8 m<sup>2</sup>  
4pc Ensuite: 3.25m x 1.49m | 4.9 m<sup>2</sup>  
Bedroom: 3.26m x 2.19m | 6.6 m<sup>2</sup>  
Dining: 4.69m x 2.85m | 13.4 m<sup>2</sup>  
Family: 2.27m x 3.86m | 8.8 m<sup>2</sup>  
Foyer: 1.85m x 2.88m  
Garage: 4.09m x 9.54m | 39.0 m<sup>2</sup>  
Kitchen: 2.68m x 3.04m | 8.2 m<sup>2</sup>  
Living: 4.35m x 7.34m | 28.5 m<sup>2</sup>  
Mudroom: 2.50m x 3.39m | 8.2 m<sup>2</sup>  
Primary: 3.26m x 3.17m | 10.3 m<sup>2</sup>  
Utility: 1.02m x 1.39m

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 107.64 m<sup>2</sup>  
Excluded Area: 45.26 m<sup>2</sup>  
Perimeter Wall Thickness: 25 cm  
Exterior Area: 119.61 m<sup>2</sup>

#### Total Above Grade Floor Area, Main Building

Interior Area: 107.64 m<sup>2</sup>  
Excluded Area: 45.26 m<sup>2</sup>  
Exterior Area: 119.61 m<sup>2</sup>

Customer Name: Kevin Da Silva

Customer Company: Royal LePage Locations North Brokerage

Prepared: Mar 17, 2026

This property was measured by OTBx Air.

Total Above Grade Floor Area is RMS size. For detached properties, use Main Building Exterior Area.

For properties with shared walls (e.g. Apartments, Townhouses) use Main Building Interior Area.

# 29 69th St N, Wasaga Beach, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

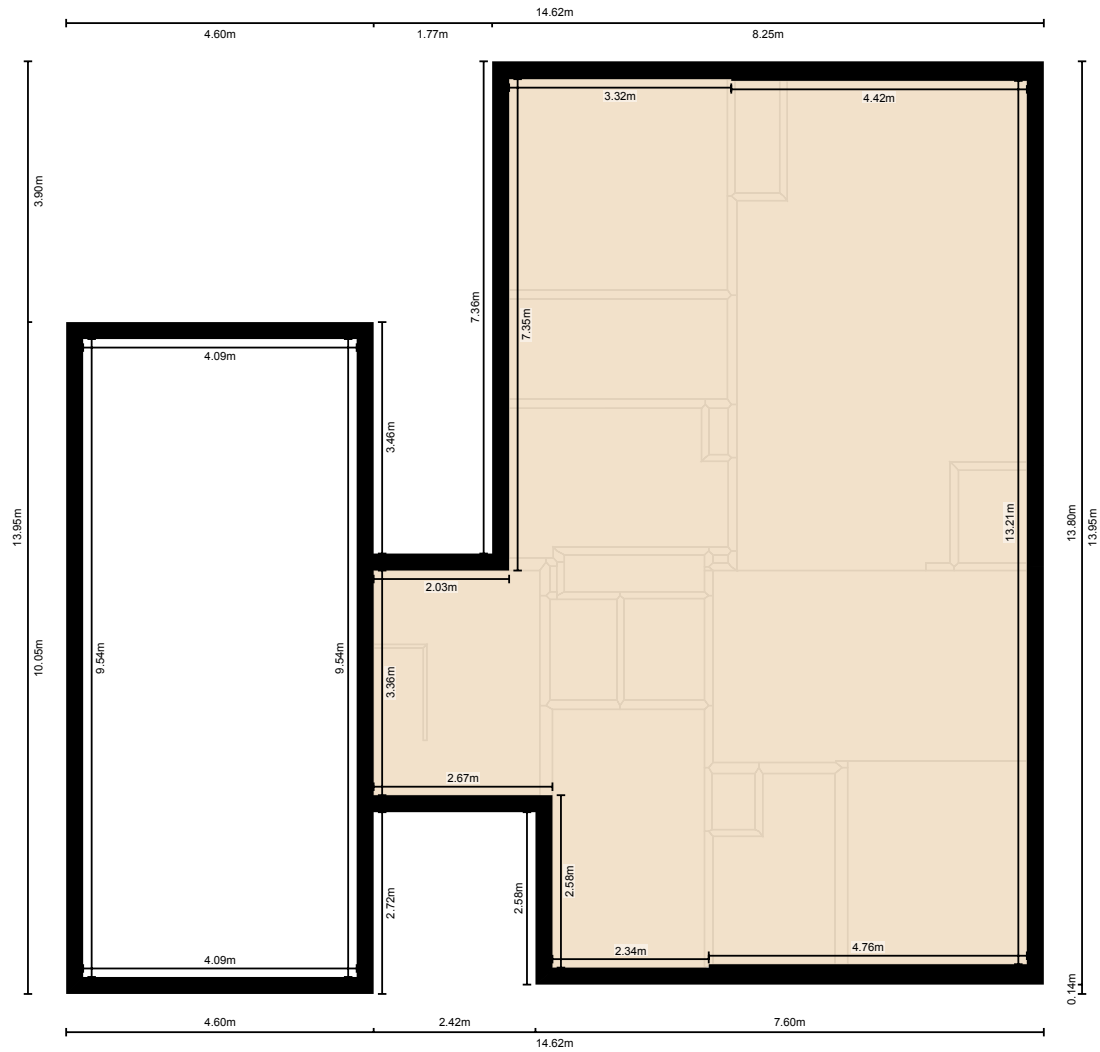
**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>

# 29 69th St N, Wasaga Beach, ON

Measurement Diagram for: Main Floor

Exterior Wall Thickness: 25 cm



PREPARED: 2026/03/17

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## GENERAL INFORMATION

[Interactive Map](#)

**Roll Number:** 436401001373700

**Civic Address:** 29 69TH STREET NORTH, WASAGA BEACH

**Property Type:** RESIDENTIAL UNIT

**Tax Assessment:** \$313,000  
<https://www.mpac.ca/> (May not reflect current market value)

## EMERGENCY SERVICES

### Police Service

Ontario Provincial Police - Huronia West Detachment ( KM )

### Closest Fire Station

Wasaga Beach Fire Station 2 (1.3 KM) [map](#)

## WASTE COLLECTION

### Garbage/Recycling Collection Day

MONDAY ZONE 1

### Bag Tag Locations

- Location 1:** (4.23 KM)
- Location 2:** Canadian Tire (3.86 KM)
- Location 3:** Nottawasaga Landfill, Site #10 (4.23 KM)

### Waste Management Facility

#### General Waste:

Site 10 Nottawasaga Landfill (4.23 KM)

#### Hazardous Waste:

Site 10 Nottawasaga Landfill (4.23 KM)

Additional Info: <http://www.simcoe.ca/dpt/swm>

Customer Service: <http://www.simcoe.ca/dpt/cs>

## SCHOOLS

### Local Schools

**Catholic Elementary:** St Noel Chabanel Elementary Catholic School

**Catholic Secondary:** Jean Vanier Catholic High School

**Catholic School Board:** <http://smcdsb.on.ca/>

**Public Elementary:**

**Public Secondary:**

**Public School Board:** <http://scdsb.on.ca/>

## OTHER

### Closest Library

Wasaga Beach Public Library (9.6 KM )

<https://wasagabeachpubliclibrary.ca/>

### Municipal Administration Centre

Town of Wasaga Beach (9.87 KM)

<http://www.wasagabeach.com/>

### Closest Fire Hydrant

0 KM

### Closest Hospital

Collingwood General and Marine Hospital

<http://www.cgmh.on.ca/>



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# Town of Wasaga Beach

30 Lewis Street,  
Wasaga Beach, ON L9Z 1A1  
Phone: 705-429-3844 ext. 2234

Tax Roll No.	4546 - 010-013-17390-0000
Mortgage Company	
Mortgage No.	
Mailing Date	June 13, 2025

## 2025 Final Tax Bill

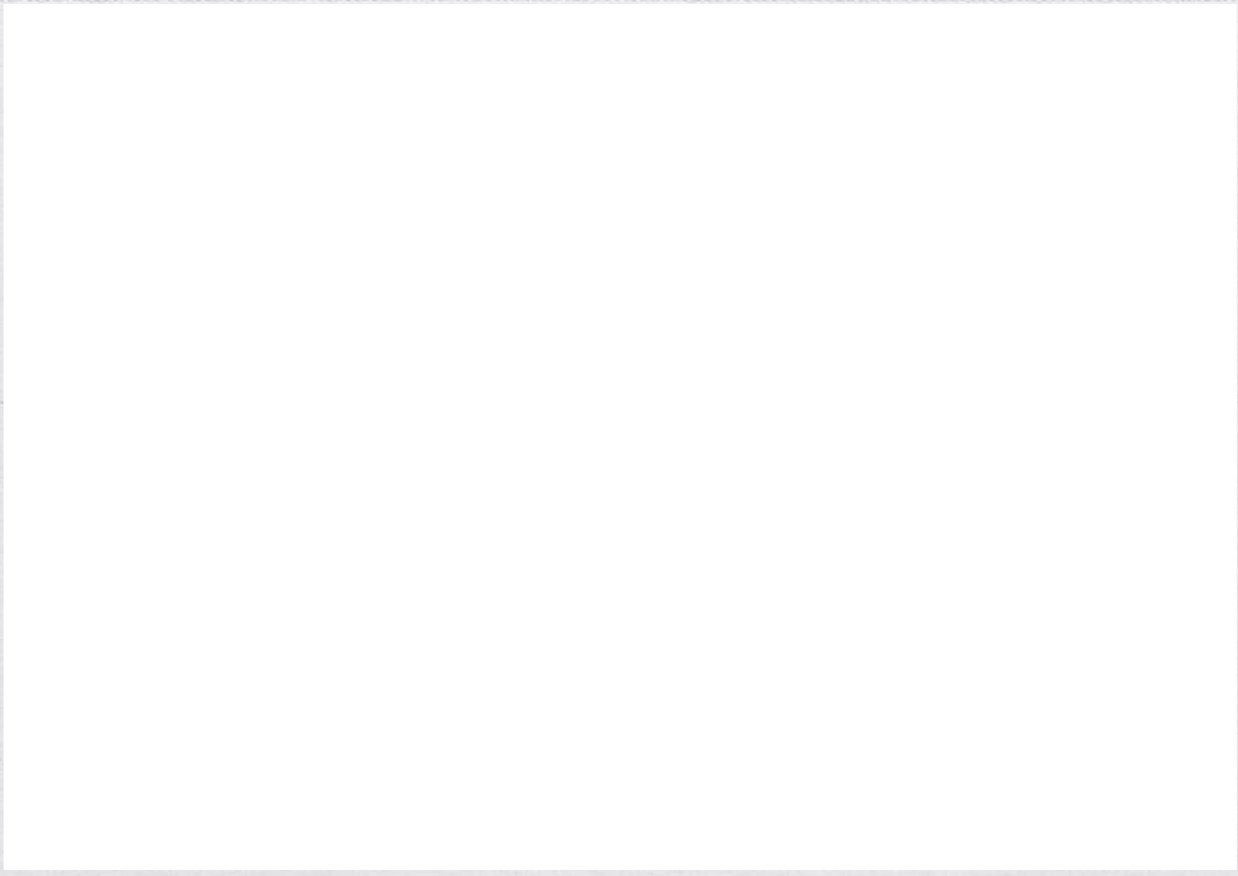
Name and Address	Municipal Address/Legal Description
<p>[Redacted]</p> <p>29 69TH STREET N WASAGA BEACH, ON L9Z 1T9</p>	<p>0026- - 69TH N PLAN 829 LOT 76 PLAN STAT LIB222 PART 2</p>

Assessment			Municipal Levy		County Levy		Education Levy	
Class	Value	Class/Eatc, Support	Rate	Amount	Rate	Amount	Rate	Amount
RTES	\$253,000	Ge/Farm Parml - EPubS	0.00330057	0,833.440	0.00286297	\$789.99	0.00136350	\$775.69
RTEP	\$252,000	Ctunstpai . Acoconod	0.00164499	557.79		\$789.30		\$778.29
RTEP	\$253,000	Ontaria Provincial Police	0.00000410	\$497.60		\$497.70		\$352.56
Sub Totals >>>			\$1,637.00	\$1,627.05		\$,722.00		\$335.56

By Law #	Special Charges Description	Eac Amt: Year	Instalments Due Date	Amount	Summary	
			07/13/2025	\$773.14	2975	\$0.00
			09/13/2025	\$772.00	2025Total Levies	\$2,518.02
					Less Interim Tax Notice	\$3,736.66
					Past Due Taxes/Credit	\$0.00
	Total Special Charges	\$0.00			Total Amount Due	<b>\$1,545.14</b>

3209

Please do not pay - You are enrolled in the Pre-authorized Pay





**TRANSFERABLE FORTY YEAR LIMITED WARRANTY**

This warranty applies to all of Magic's products purchased directly from Magic and is extended to the owner of the structure in which the windows and doors are originally installed.

This warranty is fully transferable and is only applicable to products installed in owner occupied, single-family homes within Ontario, Canada, subject to the stated conditions and limitations. By purchasing, installing, or using any of Magic's products you are acknowledging that this warranty is part of the terms of sale.

**NON GLASS MATERIALS AND WORKMANSHIP:**

Magic warrants to the Original Purchaser (homeowner) that all of Magic's products will be free from defects in parts and workmanship that impair the operation and function under normal use and service for forty (40) years from the date of sale. If such products are defective in workmanship or materials before that time, Magic will pay the costs of all defective parts and labour. If repair is not commercially practical or timely be made, Magic will either replace any defective products or refund the purchase price.

**INSULATED GLASS:**

The insulated glass portion of the window is warranted not to "fail" for a period of forty (40) years from the date of sale. A "failed" unit is one that develops an obstruction of vision resulting from a moisture film formation or dust collection between the interior of the glass surface of the unit. Small marks, scratches, and spots do not exceed company standards or federal government specifications DD-G-451D or ASTNM C1036 for a "failed" unit and do not make the insulated glass defective. If the glass seal has failed due to defective workmanship or materials Magic will pay the costs of all defective parts and labour. Glass units with colonial bars warranted for fifteen (15) years.

**MOISTURE MANAGEMENT :**

Products installed in wall systems that do not allow for proper moisture management, such as exterior insulation and finish systems (EIFS) or "synthetic stucco" without effective engineered drainage systems, are not covered under the 40 year limited warranty. Condensation on the glass surface is a natural result of excess moisture in the house and does not indicate a defective product or faulty installation. Maintaining proper household humidity levels may prevent problems such as mold or mildew. In no event shall Magic be liable for

any damages resulting from condensation, mold, mildew, frost, or fungus. If you become aware of persistent condensation on your windows, you should take immediate remedial action to prevent water, mold and/or mildew damage to your property and health.

**SLIDE 'N' HIDE™ SCREENS AND BLINDS:**

Magic warrants that all screens and blind hardware will be free from defects in parts and workmanship that impair the operation and function under normal use and service for forty (40) years from the date of sale. If such products are defective, Magic will pay the costs of all defective parts and labour. If screen or blind hardware is damaged due to regular wear and tear, Magic will pay the costs of all defective parts and labour. If screen or blind hardware is damaged due to animal incidents or environmental factors, the home owner must remove the damaged screen or blind cartridge and send it to the Magic office for service.

**COLOUR:**

Magic warrants that paint finishes will not crack, fade, or peel and shall be free of manufacturing defects in material or workmanship for a period of ten (10) years from the date of sale. If such a coating is defective, Magic will replace the coating free of charge.

**TRANSFER OF WARRANTY :**

This warranty is transferable one time only by the original single family homeowner to a successor owner of the property. If this warranty is transferred, it will remain until the conclusion of the original warranty. Magic must receive written notice of the transfer of title to such property within thirty (30) days of the date of transfer of ownership, and a certified cheque in the amount of \$150.00 to cover handling and administrative costs. Failure to timely furnish such notice and payment to Magic will result in the immediate termination of the warranty coverage

**PRODUCT CHANGES:**

Magic reserves the right to discontinue or change any product it manufactures. If the part or component of the product originally installed is not available and Magic determines to make a replacement, Magic shall have the right to substitute such part or component designated by Magic to be of equal quality and price. Magic, in its sole discretion, reserves the right to refund the amount paid by the original single-family homeowner for the window product (excluding installation).

**COMMERCIAL APPLICATIONS:**

If Magic products are installed in non-owner multi-family occupied dwellings or used for commercial purposes such as schools, churches, government owned structures, office buildings, etc., then warranty will be limited to 10 years.



## LIMITED 50 YEAR WARRANTY WAKEFIELD BRIDGE STEEL SHINGLES

Ideal Roofing Co. Ltd. warrants that, within Canada and the Continental United States of America, under normal atmospheric conditions (which excludes any other corrosive or aggressive atmospheres such as those contaminated with chemical fumes or salt spray) for a period of fifty (50) years after the date of delivery the Galvalume® steel substrate will not as the result of corrosion, fail structurally, perforate or rupture.

For a period of forty (40) years after the date of delivery, the paint film shall not exhibit cracking, flaking or peeling (loss of adhesion) to an extent that is apparent on ordinary outdoor visual observation. This does not include minute fracturing, which may occur in proper fabrication of the steel shingle.

Within thirty (30) years from the date of installation of the shingle, chalking shall not exceed number eight (8) rating of ASTM D4214 method A D659 and colour change shall not be more than five (5.0) Hunter delta-E units as determined by ASTM method D-2244-02. Colour change shall be measured on an exposed painted surface that has been cleaned of surface soils and chalk and the corresponding values measured on the original or unexposed surface. It is understood that fading or colour changes may not be uniform, if surfaces are not equally exposed to the sun and elements.

### TERMS AND CONDITIONS

This warranty is subject to the following terms and conditions:

1. The Wakefield Bridge steel shingles which fall under this warranty are defined as shingles manufactured by Ideal Roofing Co. Ltd. using a Galvalume® steel substrate AZ165 with Fluoron L/S SR, premium Fluoro-polymer coating with 70% Kynar® resin and erected in Canada and the Continental United States of America, including Alaska.
2. Corrosion on the reverse side of the shingle caused by insufficient insulation or ventilation is not covered with this warranty.
3. This warranty applies to roofing shingles only when they are erected on a roof with a minimum 4/12 pitch (18' off the horizontal).
4. Damage to the panels caused directly or indirectly by panel contact with fasteners is not covered by this warranty. The responsibility for selection of suitable long-lasting fasteners rests solely with the buyer.
5. Steel shavings or minute particles from sawing sparks that come into contact with the pre-painted finish, is not covered by this warranty.
6. Minor hairline cracking of the pre-painted finish surface of the steel roofing and siding panels is not covered by this warranty.
7. Minor colour variances between separate orders are not covered by this warranty.
8. Defects or damage to the pre-painted finish of the steel shingles after delivery by Ideal Roofing Co. Ltd., resulting from handling, shipping, transit processing, improper storage or installation, or prolonged moisture contact or contact with corrosives and/or similar materials, treated lumber are not covered by this warranty.
9. Damage resulting from abnormal atmospheric conditions is not covered by this warranty, the term abnormal atmospheric conditions includes but is not limited to hail, sliding ice, exposure to salt, high pressure water spray, corrosive or harmful chemicals (whether solids, liquids or gases), animal excrements or airborne contaminants.
10. This warranty does not apply to damage caused by acts of God, falling objects, external forces, explosions, fire, riots, civil commotions, acts of war, excessive radiations, or other such similar or dissimilar occurrences beyond Ideal Roofing Co. Ltd's control.
11. The steel shingle pre-painted finish is not warranted under non-uniform conditions of exposure or use.
12. The buyer shall inspect material received from the Seller prior to installation so as to mitigate expenses involved in repairing, repainting or replacing defective shingles.
13. Claims under this warranty must be made in writing to Ideal Roofing Co. Ltd. to the address set forth below within 30 days after discovery of the defect. Ideal Roofing Co. Ltd. shall then have a reasonable opportunity to inspect the steel roofing and siding panels before any further action shall be taken.
14. To be effective, the building owner shall include in all claims under this warranty adequate identification of materials involved in the claim, including an Ideal Roofing original invoice copy or an Ideal Roofing shipping control copy. It is the building owner's responsibility to obtain and conserve the above mentioned documents at the time of purchase. Installer or distributor's corporate documents are not acceptable.
15. If it is determined by Ideal Roofing Co. Ltd., upon inspection, that a claim for a defective pre-painted finish on steel roofing and siding panels is valid, the remedy for the claim shall be at the sole discretion of Ideal Roofing Co. Ltd. and shall be limited to refinishing or replacing of the nonconforming panels as should result in providing the prorated performance remaining under the original warranty for the nonconforming panels.
16. IDEAL ROOFING CO. LTD. SHALL NOT BE LIABLE FOR ANY LOSSES, DAMAGES OR EXPENSES WHETHER DIRECT, INDIRECT OR CONSEQUENTIAL, CAUSED BY OR RESULTING FROM THE USE OF DEFECTIVE OR NONCONFORMING STEEL ROOFING AND SIDING PANELS OR FOR ANY OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES, AND THE TOTAL LIABILITY OF IDEAL ROOFING CO. LTD. IS EXPRESSLY LIMITED TO THE PURCHASE PRICE OF THE STEEL ROOFING AND SIDING PANELS. Without limiting the generality of the foregoing, this warranty pertains to product only, and the seller shall not be liable for damages for or relating to labor or loss of use of structure or damage to the content of structure.
17. The express warranty stated herein is the exclusive warranty applicable to the Wakefield Bridge steel shingles as defined in #1. IDEAL ROOFING CO. LTD. MAKES NO GUARANTEES EITHER EXPRESSED OR IMPLIED BEYOND THE FACE HEREOF AND WITHOUT LIMITATION ALL WARRANTIES AS TO FITNESS AND OR MERCHANTABILITY ARE RESTRICTED TO THE EXPRESS TERMS HEREOF. Moreover, additional liabilities upon the rights and remedies of the Seller contained in such documents as purchase order or order acknowledgements which may subsequently be exchanged between parties shall have no force upon this warranty. All proposals, negotiations and representations, if any, made prior to or with reference hereto are merged herein.
18. Ideal Roofing Co. Ltd. extends this warranty solely to the owner of the building on which the steel shingles are installed.
19. Ideal Roofing Co. Ltd. reserves the right to terminate or modify this warranty except with respect to orders which it has already accepted upon the giving of written notice thereof.

Revised: May 12<sup>th</sup>, 2014

**ideal roofing**  
Company Ltd. Manufacturers